

**MINUTES OF A SPECIAL MEETING
OF THE BOARD OF COMMISSIONERS
OF THE MOLINE HOUSING AUTHORITY
JULY 2ND, 2018**

The Special meeting of the Board of Commissioners of the Moline Housing Authority was held at 5:30 PM, on Monday July 2nd, 2018 at the Moline Housing Authority's Board Room in the Administrative Building located at 4141 11th Avenue A, Moline, IL 61265.

Board members present were Chairperson Melvin Grimes, Vice-Chairperson Chuck Capan, Leslie Stange-Crotty, David Parker, Jr, and Diane Fox. Staff members present were Executive Director John Afoun.

1. Call to Order: Chairperson Melvin Grimes called the meeting to order at 5:30 PM

Dr. Melvin Grimes, the Chairperson outlined the purpose of the meeting and summarized the objectives of the RAD program, and talked about the conditions under which RAD is most applicable such as substantial rehabilitation of deteriorated properties, distressed and obsolete properties. He stated that the Spring Brook housing complex would be suitable to convert into RAD since it would meet most of the applicable eligibility criteria for conversion. He further stated that MHA would elect the Self-Develop and self- manage option under the ownership models for RAD conversation. The complexities and the challengers of RAD conversation including project management and its impact on residents was discussed. The Chairperson talked about his experience on resident relocation when he worked for the Rock Island Housing Authority. He stated that projects as such RAD where the units needs to be emptied, residents would be issued relocation vouchers to look for housing in the community with the option to come back once the project is completed, and some residents do return and others don't.

John Afoun, the Executive Director outlined the RAD Conversion Process as follows, Strategic Planning, RAD Application, CHAP Award, Pre-Financing plan Approval, Financing Plan, RAD Conversion Commitment, Residents Relocation Protection, Closing & Conversion, Rehabilitation/Construction. He stated that given Steve Clark and Associates extensive experience with RAD, he is confident that Steve and Clark Associates are able to deliver when given the go ahead to proceed with MHA's RAD application.

MHA's development consultant Steve Clark and Associates contact was discussed at length. The Board expressed concern regarding lack of progress on the submission of RAD application and Steve Clark and Associates overall performance to date. MHA's development needs and the direction to go was re-evaluated, and it was suggested that Steve Clark and Associates contract

be terminated and MHA to reissue Request For Proposal which Clark and Associates may respond if they so choose. Mr. John Afoun, the Executive Director stated that Steve and Clark Associates were following MHA's directive to first develop the vacant land adjacent to the Spring Valley Office/Community building under conventional Low Income Tax Credit program before proceeding with RAD application. Commissioners present at the meeting all expressed their respective views, made comments, remarks and suggestions regarding Steve Clark and Associates contract and lack of performance thereof.

Upon further discussion of Steve and Clark's contract and the direction to go, the Board decided to hold another meeting on Monday July 9th 2018, and directed John Afoun, the Executive Director to invite legal counsel Mr. John Callas to the meeting, also to have Mr. Callas review the contract to determine the following:

- 1) Can the contract be modified?
- 2) Circumstance and or grounds under which the current contract may be terminated?

Other Business:

John Afoun, the Executive Director informed the Board that the Bed bug heater equipment has arrived and upon using it to treat a four (4) bedroom apartment, it was discovered that a six (6) unit heater would better and requested permission to exchange the four (4) unit heater for a six (6) unit heater at addition cost of \$19,000.00 under sole source procurement. A motion was made by the Vice-Chairperson, Commissioner Chuck Capan, and seconded by Commissioner David Parker, Jr. to authorize the exchange. All voting members present voting "aye" none against; the Chairperson declared the motion carried.

Adjournment:

There being no further business, motion to adjourn was made by Commissioner Parker, Jr. and seconded by Commissioner Leslie Stange-Crotty to adjourn the meeting. All voting members present voting "aye", none against; the Chairperson declared the meeting adjourned at 6:50 P.M.